

**PHOENIXVILLE BOROUGH COUNCIL**

**Tuesday, October 14, 2025**

**7:00 PM**

**MINUTES**

**(Minutes approved by Borough Council on November 11, 2025)**

I. Pledge of Allegiance/Moment of Silence

II. Roll Call – Borough Manager

Mr. Ewald, President	Present
Ms. Burckley, Vice President	Present
Mr. Carminito	Present
Ms. Dugan	Present
Mr. Kirkner	Excused
Mr. Moore	Present
Mr. Strenfel	Present
Mr. Weiss	Present
Mayor Urscheler	Present
Mr. Krack, Borough Manager	Present
Ms. Getzfread, Asst. Borough Manager	Present
Chief Marshall, Police Chief	Present
Mr. Denlinger, Solicitor	Present

III. Public Comment - None

IV. Presentations – Mayor Urscheler

Swearing in of Patrol Officer Michael Repasky

Chief Marshall introduced Officer Michael Repasky and provided a brief biography of his accomplishments.

Mayor Urscheler swore in Officer Repasky as a Patrol Officer with the Phoenixville Police Department.

Swearing in of Patrol Officer Kyle Barrie

Chief Marshall introduced Officer Kyle Barrie and provided a brief biography of his accomplishments.

Mayor Urscheler swore in Officer Barrie as a Patrol Officer with the Phoenixville Police Department.

Mr. Ewald stated that the Council met in Executive Session prior to tonight's meeting to discuss A matter of attorney-client privilege, discussion related to the amendment to the site access agreement for the Borough Wastewater Treatment Plant property, a matter of attorney-client privilege discussion related to the 435 Vanderslice subdivision and land development application, a matter of personnel and attorney-client privilege discussion related to union consideration. A matter of attorney-client privilege discussion related to Zoning Hearing Board applications submitted for 222 High Street, a matter of attorney-client privilege discussion related to our flag procedures, as well as a matter of attorney-client privilege discussion related to our water contracts.

V. Consent Agenda:

A. Approval of September 9, 2025, Regular Meeting Minutes.

B. Items from HARB

1. Motion to approve the Certificate of Appropriateness for renovations at 148 Bridge.
2. Motion to approve the Certificate of Appropriateness for signage at 35 Bridge Street.
3. Motion to approve the Certificate of Appropriateness for signage at 324 Bridge Street.
4. Motion to approve the Certificate of Appropriateness for renovations 4 Bridge Street.
5. Motion to approve the Certificate of Appropriateness for signage at 256 Bridge Street.
6. Motion to approve the Certificate of Appropriateness for signage at 235 Bridge Street.

C. Items from Finance Committee.

1. Motion to approve the 2025 pre-paid dated 8/1/2025 - 8/31/2025 in the amount of \$1,665,858.85.
2. Motion to approve the 2025 pre-paid Credit Card Statement dated 8/1/2025 - 8/31/2025 in the amount of \$72,453.21.
3. Motion to approve the 2025 pre-paid ACH dated 8/31/2025 in the amount of \$68,148.18.
4. Motion to approve the RVE Fillmore Street Tunnel Inspection Proposal.
5. Motion to approve the Proposal for Engineering Design Services Starr Street (SR 0029) and 2nd Avenue Project from Bowman.

Mr. Weiss made a Motion to approve the Consent Agenda. Seconded by Mr. Strenfel.

Motion Approved 6-0. Ms., Burckley out of the room.

VI. Communications/Council Participation

Mr. Moore thanked Brian Watson and the Public Works staff for their quick response and timely repair of a water main break on Mowere Road. They were able to restore service in approximately 4 hours so that the residents of North Ridge and Westridge went without water for the shortest time possible.

VII. Appointments

- A. Call for Residents interested in being appointed to various Boards and Commissions.

Mr. Ewald encouraged residents to continue to apply for openings on the various Boards and Commissions and stated openings can be found on the Borough's Website.

VIII. New Business

- A. Motion to approve the Third Amendment to Water Supply Agreement with Pennsylvania American Water Company.

Ms. Burckley made a Motion to approve the Third Amendment to Water Supply Agreement with Pennsylvania American Water Company. Seconded by Mr. Weiss.

Motion Approved 7-0.

- B. Motion to approve the Collective Bargaining Agreement between the Borough and the American Federation of State, County and Municipal Employees Local 2773, Council 13 and District Council 88 for the term January 1, 2026, through December 31, 2029.

Ms. Burckley made a Motion to approve the Collective Bargaining Agreement between the Borough and the American Federation of State, County and Municipal Employees Local 2773, Council 13 and District Council 88 for the term January 1, 2026, through December 31, 2029. Seconded by Mr. Weiss.

On the Question:

Mr. Ewald thanked Borough Staff and the bargaining unit for negotiating this contract and moving the process forward.

Motion Approved 7-0.

- C. Motion to approve an amendment to the Environmental Site Access Agreement between the Borough of Phoenixville and Toll Mid-Atlantic, LP.

Ms. Burckley made a Motion to approve an amendment to the Environmental Site Access Agreement between the Borough of Phoenixville and Toll Mid-Atlantic, LP. Seconded by Mr. Weiss.

On the Question:

Mr. Denlinger explained as the Council may recall you had approved the agreement at a prior meeting to allow environmental site access to the Wastewater Treatment Plant. The agreement allowed testing to a depth of 6 inches. This amendment allows for testing in the same locations to a depth of 12 to 18 inches and all other terms and conditions of the original agreement remain the same.

Motion Approved 6-0. Ms. Dugan out of the room.

## IX. Public Hearings

- A. Motion to Recess meeting and enter hearing on zoning ordinance amendment to Chapter 27 “Zoning.

Ms. Burckley made a Motion to Recess the public meeting and enter a hearing on zoning ordinance amendment to Chapter 27 “Zoning. Seconded by Mr. Weiss.

Motion Approved 6-0. Ms. Dugan out of the room.

Hearing opened 7:34 pm.

Mr. Denlinger explained that this hearing is for the proposed amendment to the zoning ordinance Sections 27-202, 27-301, and 27-501. As the you may recall, the Council adopted and amended a restated zoning ordinance in August of this year. Borough Staff received recommendations from the Phoenixville Regional Planning Committee that included the clarification of the applicability of buffer requirements to municipal uses. In order to resolve the PRPC’s comments this ordinance amendment modifies Section 27-501 to clarify that the buffer requirements of the zoning ordinance apply to municipal uses. In addition, data centers are new uses which hadn't clearly been provided for in the zoning ordinance update. Section 27-202 has been updated to create a definition of data center. Section 27-301B has been updated to allow for the use, in certain zoning districts by special exception, meaning that a zoning hearing board application and review process would be required and updating Section 27-301 to provide some basic data center standards.

He stated that the ordinance was advertised in the Pottstown Mercury on September 29, 2025, and October 6, 2025. Copies of the proposed ordinance amendment were sent to the Chester County Law Library and Pottstown Mercury on September 22nd, 2025, for public inspection. Mr. Denlinger introduce the

hearings exhibits. Exhibit B1 will be a copy of the ordinance. Exhibit B2 will be a review letter from the Phoenixville Regional Planning Committee. dated September 24th, 2025. Exhibit B3 will be a review letter from the Chester County Planning Commission, dated October 8th, 2025. Exhibit B4 will be the minutes from the Phoenixville Borough Planning Commission meeting, dated October 9th, 2025, unanimously recommending the adoption of the ordinance. Exhibit B5 will be a copy of the public notice for the ordinance. Exhibit B6 will be a proof of publication from the Mercury for the two advertised dates that's not in hand yet but will be an exhibit upon receipt. Exhibit B7 will be the letters from the Borough to the Pottstown Mercury and the Chester County Law Library providing copies of the ordinance for public access.

#### Council Participation

None

#### Public Participation

None

Ms. Burckley made a Motion to close the Public Hearing and resume the public meeting. Seconded by Mr. Weiss.

Motion Approved 7-0.

Hearing closed at 7:37 pm.

#### B. Motion to adopt an ordinance amendment to Chapter 27 “Zoning”.

Ms. Burckley made a Motion to adopt an ordinance amendment to Chapter 27 “Zoning”. Seconded by Mr. Weiss.

Motion Approved 7-0.

#### C. Motion to Recess meeting and enter hearing on subdivision and land development ordinance amendment to Chapter 22 “Subdivision and Land Development”.

Ms. Burckley made a Motion to Recess the public meeting and enter the hearing. Seconded by Mr. Strenfel.

Motion Approved 7-0.

Hearing opened 7:38 pm.

Mr. Denlinger explained this Public Hearing is for an amendment to the Borough’s SALDO, Subdivision and Land Development Ordinance. The amendment proposes changes to Sections 22-421, 22-428, and 22-504. He explained as with the previous hearing this evening the Council adopted and

amended a restated zoning ordinance in August which in part eliminated duplications and provisions that were already provided for elsewhere in our ordinances. However, as he and staff reviewed the Borough's subdivision and land development ordinance, it was realized there were some cross-references from the SALDO to the zoning ordinance. The cross-references and the no longer applicable provisions are to be eliminated. In response the proposed changes are amending Chapter 22 SALDO. Section 22-421.2 eliminate the reference to trail requirements, which are now elsewhere in the Borough's Code, an amendment to Section 22-428 which referred to an incorrect Part 30 of the zoning ordinance for buffer requirements as Part 30 no longer exists, buffer requirements are located elsewhere in the zoning ordinance, and Section 22-5042 which refers to eliminated provisions related to riparian buffer requirements.

He stated that the ordinance was advertised in the Pottstown Mercury on September 29, 2025, and October 6, 2025. Copies of the proposed ordinance amendment were sent to the Chester County Law Library and Pottstown Mercury on September 22nd, 2025, for public inspection. Mr. Denlinger introduce the hearings exhibits. Exhibit B1 will be a copy of the ordinance. Exhibit B2 will be a review letter from the Phoenixville Regional Planning Committee dated September 24th, 2025. Exhibit B3 will be a review letter from the Chester County Planning Commission, dated October 8th, 2025. Exhibit B4 will be the minutes from the Phoenixville Borough Planning Commission meeting, dated October 9th, 2025, unanimously recommending the adoption of the ordinance. Exhibit B5 will be a copy of the public notice for the ordinance. Exhibit B6 will be a proof of publication from the Mercury for the two advertised dates that's not in hand yet but will be an exhibit upon receipt. Exhibit B7 will be the letters from the Borough to the Pottstown Mercury and the Chester County Law Library providing copies of the ordinance for public access.

Council Participation

None

Public Participation

None

Ms. Burckley made a Motion to close the Public Hearing and resume the public meeting. Seconded by Mr. Weiss.

Motion Approved 7-0.

Hearing closed at 7:42 pm.

- D. Motion to adopt an ordinance amendment to Chapter 22 "Subdivision and Land Development".

Ms. Burckley made a Motion to adopt an ordinance amendment to Chapter 22

“Subdivision and Land Development”. Seconded by Mr. Weiss.

Motion Approved 7-0.

X. Resolutions/Ordinances

- A. Motion to adopt a Resolution acknowledging Susmita Sukla for her service on the Human Relations Commission.

Ms. Burckley made a Motion to adopt a Resolution acknowledging Susmita Sukla for her service on the Human Relations Commission. Seconded by Mr. Weiss.

Motion Approved 7-0.

Mr. Ewald read the Resolution aloud for the record.

- B. Consider a Resolution regarding submission of a PECO Green Region Open Space Program Grant for the MDM Nature Preserve Project.

Ms. Burckley made a Motion to approve a Resolution regarding submission of a PECO Green Region Open Space Program Grant for the MDM Nature Preserve Project. Seconded by Mr. Strenfel.

Motion Approved 7-0.

- C. Motion to adopt an Ordinance amendment to Chapter 21 “Streets and Sidewalks”.

Ms. Burckley made a Motion to adopt an Ordinance amendment to Chapter 21 “Streets and Sidewalks”. Seconded by Mr. Strenfel.

On the Question:

Mr. Denlinger stated this ordinance was advertised on October 6, 2025, in the Pottstown Mercury. Letters from the Borough were sent to the Pottstown Mercury and Chester County Law Library dated September 22nd, 2025, providing copies of the ordinance for public access.

Motion Approved 7-0.

XI. Reports of Committees, Boards, and Commissions

- A. Historical and Architectural Review Board – Ms. Dugan
- B. Planning Commission - Mr. Moore

1. Motion to adopt a Resolution officially conditionally approving/denying the Preliminary/Final Subdivision Plan for the development known as 435 Vanderslice Subdivision - PCG.

Mr. Denlinger explained that this evening the Council will consider the approval of the Land Development and Subdivision for 435 Vanderslice Street. He stated the applicant's representative is present tonight and asked him to approach the podium.

Mr. Denlinger provided the background on the application. The applicant this evening is Providence Capital Group LLC. This application concerns parcel of land located at 435 Vanderslice Street, consisting of approximately 9,169 square feet. More particularly identified as Chester County UPI number 15-9-60 which is currently improved with a single-family twin dwelling, shed, and gazebo. The applicant proposes to subdivide the parcel into two lots, one containing the existing dwelling and the other being largely unimproved. Upon the subdivision, the lot containing the existing dwelling is proposed to be improved with a 324 square foot parking area off of Needle Street.

After reviewing the project at its public meeting, the Planning Commission voted unanimously at its September 11th, 2025, meeting to conditionally recommend approval of the application. As the Council may note, the Planning Commission reviewed and recommended approval of this application without any requested waivers. Not until September 25th, 2025, two weeks after the Planning Commission consideration and recommendation with the knowledge that this would not again be before the Planning Commission. The applicant requested a waiver from Section 22-428.2 of the SALDO in order to not install a landscape buffer along Needle Street. He made no comment on how reasonable this request is. However, the timing of this request is highly discouraged by my office, as it circumvents the careful and diligent review process that the Borough and Planning Commission follows in order to ensure proper planning and thoughtfully considered projects in the borough. Since this is the first time during his tenure that this has happened, he stated the timing of this waiver request is potentially a mistake of ignorance. However, after this public statement that he is now making, he cautioned other applicants that any future such requests will be met with outright skepticism.

Mr. Joel Comanda, project engineer with Inland Design LLC for the applicant PCG. He stated that he and the applicant certainly understand it is irregular and unfortunate on their part to be late with the waiver request. He apologized for the oversight to the Borough and the Planning Commission. Mr. Comanda explained the waiver request is from SALDO Section 22-428.2 which requires a buffer along the rear of reverse frontage lots. The reason behind the request is that the property fronts on

Vanderslice Street and the rear of the property along Needle Street acts primarily as an alley for the residents as none of the adjacent properties have frontage on Needle. He explained the parking for the property at 435 Vanderslice Street will be installed along Needle Street, taking into account the existing vegetation and overhead wires he believes it is the best interest of the project to request a waiver from the buffering section.

Mr. Moore stated that this project is to subdivide one big property into two properties and as of tonight no plans have been submitted for the development of the empty lot. He understands there was some conversation about development of the empty lot. He stated the project was fully discussed by the Planning Commission, Land Planner and the Borough Engineer and it's unfortunate that the need for the waiver was missed. He stated the nature of Needle Street is that it is a street but that it's very narrow and none of the properties on either side are the front. The residents there have their trash cans back there for their collection. He asked the applicant what difficulty is created by the requirement of the buffer.

Mr. Comanda stated the requirement is for plantings 6ft tall along the full frontage of the lot and as mentioned previously there are overhead wires that run east to west and a very large tree on the property to the east that already extends over the existing dwelling unit. As stated there is proposed parking for the existing dwelling and potential parking for the subdivided lot adding the vegetation only pushes further into the lot and would eliminate a significant amount of the rear yard for these dwellings. He again apologized for missing this item when reviewing the planner's letter fully in advance of the Planning Commission meeting.

Mr. Moore stated that there are very few if any 6 ft. plantings at the properties along Needle Street and there wouldn't be a disruption of the streetscape of Needle Street by granting this waiver.

Mr. Ewald asked for clarification if the waiver request is for additional plantings as part of the development where there is frontage on two streets.

Mr. Denlinger explained there is a requirement that a buffer be along the rear of the property however, he believes the intent is primarily more of a situation where the rest of the street would be the fronts of the houses and then there would be one that is the rear of an adjacent property which is not the case in this situation. He stated that there was a requirement that came out of the Planning Commission that would require replacement trees for one that may have to come down for the future development.

Public Comment - None

Mr. Moore made a Motion to adopt a Resolution officially conditionally approving the Preliminary/Final Subdivision Plan for the development known as 435 Vanderslice Subdivision - PCG. Seconded by Ms. Burckley.

Motion Approved 7-0.

C. Phoenixville Regional Planning Committee – Mr. Kirkner

D. Recreation Board – Ms. Dugan

Ms. Dugan reported on the upcoming programs and events by the Recreation Department including the Fall Fest with Trunk or Treat, Fresh to You Market, Parent’s Night Out, Yoga, Pickleball and various 2025 Schools Out camps in November.

E. Tree Advisory Commission – Mr. Carminito

Mr. Carminito reported on the commission's excitement on the installation of Perky Pave for tree wells downtown, the delivery of 80 trees for the fall planting and continuing to work on engaging the community.

F. Human Relations Commission – Ms. Burckley

Ms. Burckley thanked Susmita Sukla for her dedication to the Human Relations Commission and her instrumental contributions to outreach in the community. She reported the Commission is working with some non-profits to celebrate holidays outside of Christmas.

XII. Council Action referred from:

A. Personnel and Public Safety Committee – Ms. Burckley

1. No action to report.

B. Parks and Recreation Committee – Mr. Moore

1. No action to report.

C. Policy Committee – Mr. Carminito

1. No action to report.

D. Infrastructure/Technology/Transportation/Sustainability Committee – Mr. Weiss

1. No action to report.

E. Finance Committee – Ms. Dugan

1. No action to report.

XIII. Mayor's Report

Mayor Urscheler thanked everyone who joined us this evening to celebrate the swearing in of the Borough's new officers. He reported on the upcoming 100 Men and 100 Women of Phoenixville, Ann's Heart Bed Races, Halloween Quizzo and reminded the public to vote on November 4, 2025.

XIV. Public Comment

Alice Sarajian, resident. She addressed the Council on her request to have the Pride Flag replaced with the American Peacetime Flag. She expressed her concerns with only one group, being recognized above all others at the Borough Hall Building.

XV. Communications/Council Participation

Ms. Burckley reported on the many events she had the pleasure of attending in the Borough including, The Farmer's Market on Saturdays, judging the Pet Parade at WuffJam, Andre Thornton Day, Alianzas, the Mrs. Roper Romp, and Ryan Conroy's haunted tours around the area. She reminded the public that Health Care Access offers free Mammograms and that the Phoenixville Library offers quick and easy passport renewals and applications.

XVI. Staff Reports are in the packets.

- A. Manager
- B. Police
- C. Fire
- D. Planning and Codes
- E. Public Works
- F. Finance
- G. Human Resources
- H. Recreation

XVII. Adjournment

8:18 pm. Ms. Burckley made a Motion to Adjourn. Seconded by Mr. Weiss.

E. Jean Krack  
Borough Manager

Transcribed by: Jennifer Logan  
Administrative Assistant  
October 2025